

22/15 Howitt Street, Kingston, ACT 2604



Sold House

Friday, 11 August 2023

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Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House

\$605,000

Anyone seeking a home in a truly walkable neighbourhood a hair's breadth from vibrant cafes, boutique shopping, markets and lakeside pubs should be clamouring to look at this airy apartment. Known for its private and distinctive curved balconies, number 22 on the low-rise 'Chamonix' complex's top floor has a shade-sail-covered balcony that also benefits from leafy protection in summer courtesy of mature deciduous trees, and lavish northerly sunshine in winter, with the bonus of views to Mt Pleasant in the distance. This premium aspect means that the open-plan living space off the balcony is awash with natural light. The adjacent kitchen also benefits, with well-lit work surfaces that make food prep easy, efficient, and safe. Two soothing bedrooms are tranquilly positioned to the rear of the property and have views of the century-old evergreen Himalayan cedars that line the gorgeous old-Kingston streetscape. With Manuka Oval, Barton offices, and cultural institutions well within walking distance, this home offers a peaceful, yet quintessentially connected Canberra lifestyle. Features include:

- Top-floor apartment in low-rise, tightly-held complex
- Quiet
- Excellent condition
- Secure building
- New paint
- New carpet
- Northerly aspect
- Efficient kitchen with updated appliances and plenty of bench space
- Main bathroom with bathtub and shower and large vanity with good storage
- Toilet located separately
- Two bedrooms, both with built-in wardrobes
- Split-system heating and cooling
- Ceiling fans
- Single lock up garage
- Plenty of visitor parking

Outgoings and property information (approx): Living size: 74sqm Balcony size: 8sqm Rates: \$650 pw Land tax (if rented): \$810 pq Body corporate: \$1,430 pq Expected rent: \$520 - \$550pw Year built: 1994 EER: 6.0